

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

MARCH 27, 2003

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **PROGRESS QUARRY**

The following land use application has been submitted for a 110-acre mixed-use development consisting of 746 multi-family residential dwelling units to be located throughout the site with approximately 20 acres of land reserved for future commercial use. The proposal includes the realignment of SW Barrows Road, the construction of a recreation trail along the southern portion of the project site, and the construction of a lake. The development proposal is located on the reclaimed rock quarry, south of SW Scholls Ferry Road, north of SW Barrows Road, between SW 154th Avenue and SW Horizon Boulevard, specifically on Washington County Assessor's Map 2S1-05, on Tax Lots 200, 804, 1000, 1100, and 1200. The parcels have one of the following zoning designations: Town Center Medium Density Residential (TC-MDR), Town Center High Density Residential (TC-HDR), Town Center-Mixed Use (TC-MU) and Urban Medium Density (R-4). The five parcels total approximately 110 acres.

The following applications will be reviewed under the Development Code in effect prior to September 19, 2002:

A. **BDR2002-0180: Type III Design Review**

(Continued from March 13, 2003)

The applicant requests Board of Design Review approval to construct approximately 746 multi-family attached dwellings as part of a Planned Unit Development. The dwellings are proposed to be a combination of town homes, carriage flats, and apartment buildings. The proposal also includes but is not limited to associated improvements such as parking, carports, landscaping and lighting.

NEW BUSINESS

PUBLIC HEARINGS

1. **DR2003-0030 - MERIDIAN VILLAGE**

The applicant requests Design Review Three approval of a mixed-use residential and commercial development containing 65 townhomes, 12 detached cluster homes, intended for individual ownership. At the southeast corner of the site, three buildings containing approximately 8,700 square feet of retail and/or office space are proposed. Twelve apartment lofts, located above the commercial buildings, are also proposed. The proposal also includes review of the design of open space, private streets landscaping and parking areas on the site. Design Review approval for Meridian Village (BDR 2000-0057) was granted previously, on July 28, 2000. The pending application includes revisions to the appearance of the buildings and minor landscape changes, but is otherwise essentially the same as the previously approved design.

2. **DR2003-0019 - THE ROUND; HEALTH CLUB LOFTS BUILDING MODIFICATIONS**

The applicant proposes to modify the recent approval of the Health Club Lofts (DR2002-0195) primarily by deleting the two levels of structured parking within the building. Therefore, modifications include the exterior elevation design of the building including removal of the driveway entrance to the building on SW Millikan Way, and some of the exterior colors and materials would be revised. The modification will reduce building height from 95 feet to approximately 78 feet and will increase the number of dwelling units from 53 to 60. The location of the proposed building is unchanged and will contain approximately 37,625 sq.ft. of area for '24 Hour Fitness'. Parking for the Health Club Lofts is planned within a future parking structure abutting the site to the west. However in the interim period, parking will be provided on surface parking lots within The Round. The revisions to the parking lots will be reviewed under a separate application. The proposal also modifies the grading plan previously approved under DR2002-0209. The site is located within "The Round at Beaverton Central", on the northwest corner of the intersection of SW Watson Avenue and SW Millikan Way, which are designated as Major Pedestrian Routes. The site is approximately 1.5 acres in size.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

PUBLIC HEARING FORMAT

Chairperson Opens Hearing

City Staff Presents Staff Report

**Applicant Identifies & Explains their
Request**

Public Testimony For or Against

Rebuttal Testimony

Applicant

Staff Comments

City Attorney's Comments

Chairperson Closes Hearing

Deliberation & Action

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.